

**STATE OF MINNESOTA  
BOARD OF ARCHITECTURE, ENGINEERING,  
LAND SURVEYING, LANDSCAPE ARCHITECTURE, GEOSCIENCE  
AND INTERIOR DESIGN**

**In the matter of Phillip Jay Rader  
ARCHITECT  
License Number 41379**

**STIPULATION AND ORDER**

**Board File No. 2013-0098**

TO: Phillip Jay Rader  
5126 Washburn Avenue South  
Minneapolis, Minnesota 55410

The Minnesota Board of Architecture, Engineering, Land Surveying, Landscape Architecture, Geoscience and Interior Design ("Board") is authorized pursuant to Minnesota Statutes section 214.10 (2012) and Minnesota Statutes section 326.111 (2012) to review complaints against architects, professional engineers, land surveyors, landscape architects, geoscientists, and certified interior designers, and to take disciplinary action whenever appropriate.

The Board received information concerning Phillip Jay Rader ("Respondent"). The Board's Complaint Committee ("Committee") reviewed the information. The parties have agreed that the matter may now be resolved by this Stipulation and Order.

**STIPULATION**

IT IS HEREBY AGREED by and between Respondent and the Committee as follows:

1. Jurisdiction. The Respondent was first issued as an Architect license by the Board on August 7, 2001. Respondent is subject to the jurisdiction of the Board with respect to the matters referred to in this Stipulation.

2. Facts. This Stipulation is based upon the following facts:

a. Respondent was first licensed as an Architect in the State of Minnesota on August 7, 2001.

b. On July 1, 2012, Respondent's Minnesota Architect license expired.

c. On March 28, 2013, Respondent reinstated his Minnesota Architect license.

d. Respondent's Minnesota Architect license lapsed from July 1, 2012 to March 28, 2013.

e. With his letter to the Board dated August 5, 2013, Respondent included a copy of his business card that was in effect during the expiration period, July 1, 2012 to March 28, 2013. The card contains a Minneapolis, Minnesota location. The business card also stated: "Phil Rader, Architect." Respondent held himself out as a Minnesota Architect by using the title of 'Architect.'

f. In this same letter dated August 5, 2013, Respondent included a copy of his letterhead that was in effect during the expiration period, July 1, 2012 to March 28, 2013. The letterhead contains a Minneapolis, Minnesota location. The letterhead also stated: "Phil Rader, Architect." Respondent held himself out as a Minnesota Architect by using the title of 'Architect.'

g. In this same letter dated August 5, 2013, Respondent included plans/preliminary drawings he was asked to prepare for a restaurant project located in Minneapolis, Minnesota. Respondent stated: "Although I did prepare preliminary drawings for the project, the clients did not move forward with the

project.” Respondent practiced Architecture without a Minnesota license as an Architect by preparing the following plans for the restaurant project located in Minneapolis, Minnesota, dated December 9, 2012:

- g.1 A0.1 Site Plan
- g.2 A1.0 Basement Plan
- g.3 A1.1 First Floor Plan
- g.4 A2.1 First Floor (Preliminary Design)

3. Violations. Respondent admits that the facts specified above constitute violations of Minnesota Statutes section 326.02, subdivisions 1 and 2 (2012) and are sufficient grounds for the action specified below. Specifically, it is alleged that the Respondent held himself out as an Architect and practiced Architecture without a license from July 1, 2012 until March 28, 2013.

4. Enforcement Action. Respondent and the Committee agree that the Board should issue an Order in accordance with the following terms:

- a. Reprimand. Respondent is reprimanded for the foregoing conduct.
- b. Civil Penalty. Respondent shall pay to the Board a civil penalty of Three Thousand Dollars (\$3,000.00). Respondent shall submit a civil penalty of Three Thousand Dollars (\$3,000.00) by check or money order to the Board within sixty (60) days of the Board’s approval of this Stipulation and Order.
- c. Respondent shall cease and desist from violating any laws, rules or orders entrusted to enforcement by the Board.

5. Additional Discipline for Violations of Order. If Respondent violates this Stipulation and Order, the Board may impose additional discipline pursuant to the

following procedure:

a. The Committee shall schedule a hearing before the Board. At least thirty days prior to the hearing, the Committee shall mail Respondent a notice of the violation alleged by the Committee and of the time and place of the hearing. Within fourteen days after the notice is mailed, Respondent shall submit a response to the allegations. If Respondent does not submit a timely response to the Board, the allegations may be deemed admitted.

b. At the hearing before the Board, the Complaint Committee and Respondent may submit affidavits made on personal knowledge and argument based on the record in support of their positions. The Complaint Committee may submit affidavits responding to any affidavits submitted by Respondent. The evidentiary record before the Board shall be limited to such affidavits and this Stipulation and Order. Respondent waives a hearing before an administrative law judge and waives discovery, cross-examination of adverse witnesses, and other procedures governing administrative hearings or civil trials.

c. At the hearing, the Board will determine whether to impose additional disciplinary action, including additional conditions or limitations on Respondent's practice or suspension or revocation of Respondent's license.

6. Waiver of Respondent's Rights. For the purpose of this Stipulation, Respondent waives all procedures and proceedings before the Board to which Respondent may be entitled under the Minnesota and United States constitutions, statutes, or the rules of the Board, including the right to dispute the allegations against Respondent, to dispute the appropriateness of discipline in a contested case

proceeding pursuant to Minnesota Statutes Chapter 14 (2012), and to dispute the civil penalty imposed by this Agreement. Respondent agrees that upon the application of the Committee without notice to or an appearance by Respondent, the Board may issue an Order containing the enforcement action specified in paragraph 4 herein. Respondent waives the right to any judicial review of the Order by appeal, writ of certiorari, or otherwise.

7. Collection. In accordance with Minnesota Statutes section 16D.17 (2012), in the event this order becomes final and Respondent does not comply with the condition in paragraph 4(b) above, Respondent agrees that the Board may file and enforce the unpaid portion of the civil penalty as a judgment without further notice or additional proceedings.

8. Board Rejection of Stipulation and Order. In the event the Board in its discretion does not approve this Stipulation and Order or a lesser remedy than specified herein, this Stipulation and Order shall be null and void and shall not be used for any purpose by either party hereto. If this Stipulation is not approved and a contested case proceeding is initiated pursuant to Minnesota Statutes Chapter 14 (2012), Respondent agrees not to object to the Board's initiation of the proceedings and hearing the case on the basis that the Board has become disqualified due to its review and consideration of this Stipulation and the record.

9. Unrelated Violations. This settlement shall not in any way or manner limit or affect the authority of the Board to proceed against Respondent by initiating a contested case hearing or by other appropriate means on the basis of any act, conduct, or admission of Respondent justifying disciplinary action which occurred before or after

the date of this Stipulation and Order and which is not directly related to the specific facts and circumstances set forth herein.

10. Record. The Stipulation, related investigative reports and other documents shall constitute the entire record of the proceedings herein upon which the Order is based. The investigative reports, other documents, or summaries thereof may be filed with the Board with this Stipulation.

11. Data Classification. Under the Minnesota Government Data Practices Act, this Stipulation and Order is classified as public data upon its issuance by the Board, Minnesota Statutes section 13.41, subdivision 5 (2012). All documents in the record shall maintain the data classification to which they are entitled under the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 (2012). They shall not, to the extent they are not already public documents, become public merely because they are referenced herein. A summary of this Order will appear in the Board's newsletter. A summary will also be sent to the national discipline data bank pertaining to the practice of architecture.


12. Entire Agreement. Respondent has read, understood, and agreed to this Stipulation and is freely and voluntarily signing it. The Stipulation contains the entire agreement between the parties hereto relating to the allegations referenced herein. Respondent is not relying on any other agreement or representations of any kind, verbal or otherwise.

13. Counsel. Respondent is aware that he may choose to be represented by legal counsel in this matter. Respondent knowingly waived legal representation.

14. Service. If approved by the Board, a copy of this Stipulation and Order

shall be served personally or by first class mail on Respondent. The Order shall be effective and deemed issued when it is signed by the Chair of the Board.

**RESPONDENT**

  
\_\_\_\_\_  
Phillip Jay Rader

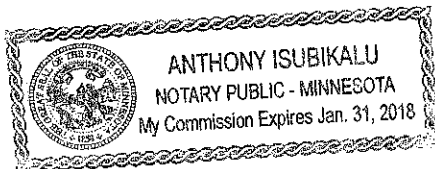
Dated: 2/20, 2014

SUBSCRIBED and sworn to before me on  
this the 20 day of February, 2014.

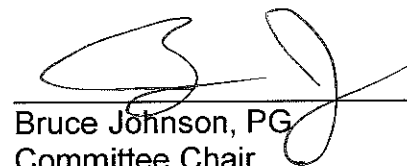
  
\_\_\_\_\_  
(Notary Public)

My Commission Expires:

JAN. 31, 2018



**COMPLAINT COMMITTEE**

  
\_\_\_\_\_  
Bruce Johnson, PG  
Committee Chair

Dated: 3/20, 2014

## ORDER

Upon consideration of the foregoing Stipulation and Order and based upon all the files, records, and proceedings herein, all terms of the Stipulation and Order are approved and adopted and hereby issued as an Order of this Board this the 21<sup>st</sup> day of March, 2014.

MINNESOTA BOARD OF  
ARCHITECTURE, ENGINEERING,  
LAND SURVEYING, LANDSCAPE  
ARCHITECTURE, GEOSCIENCE AND  
INTERIOR DESIGN

By: 

Douglas C. Cooley, PE  
Board Chair

Carl G. Peterson  
Vice Chair



AFFIDAVIT OF SERVICE BY MAIL

RE: In the matter of Phillip Jay Rader  
Architect  
License Number 41379

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF RAMSEY )

Lynette DuFresne, being first duly sworn, deposes and says:

That at the City of St. Paul, County of Ramsey and State of Minnesota, on this the 24<sup>th</sup> day of MARCH, 2014, she served the attached **Stipulation and Order**, by depositing in the United States mail at said city and state, a true and correct copy thereof, properly enveloped, with first class and certified postage prepaid, and addressed to:

Mr. Phillip Jay Rader  
5126 Washburn Avenue South  
Minneapolis, Minnesota 55410

CERTIFIED MAIL  
Return Receipt Requested  
7012 0470 0000 4959 0400

  
Lynette DuFresne

Subscribed and sworn to before me on  
this the 24<sup>th</sup> day of March, 2014.

  
(Notary Public)

